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PLANNING COMMISISON SITE PLAN WAIVER REQUEST REVIEW SHEET

CASE NUMBER:

SP-2015-0303C

PLANNING COMMISSION HEARING DATE: April 12, 2016

PROJECT NAME:

Mount Zion Baptist Church Family Life Center

ADDRESS:

2938 E 13th St

NEIGHBORHOOD PLAN:

Rosewood NP

COUNCIL DISTRICT #:

1

APPLICANT:

Mount Zion Baptist Church (Luke Mercer) (512) 469-5988

2938 E 13th Street Austin, TX 78702

AGENT:

Chan & Partners Engineering LLC, (Zhipeng Xing) (512) 480-8155

4319 James Casey Ste 300

Austin, TX 78745

CASE MANAGER:

Rosemary Avila

Phone: 512-974-2784

Rosemary.avila@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct an addition to a religious assembly with associated site improvements. The church additions total 42,802 square feet and vary in height from 40' to 34'-3".

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1063, a person may not construct a structure 25 feet or less from a property in an urban family residence (SF-5) or more restrictive zoning district.

The proposed retaining wall for the religious assembly building is encroaching into the 25' compatibility setback, the wall is 5.6' from the SF-3-NP north property line. A concrete slab (2' x 2.58') for a transformer and another concrete slab (4' x 9.12') for a doorway to a mechanical and electrical room are also within the 25' compatibility setback (the doorway is not an entrance or exit).

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The religious assembly building is not within the 25' compatibility setback. Two adjacent neighbors to the north of the site have signed concurrence letters for the proposed retaining wall, see letters attached in the back-up material. Adequate screening will be provided, a fence with bushes and trees.

COMPATIBILITY:

Section 25-2-1051 states that Article 10 Compatibility Standards apply if a use in a SF-6 or less restrictive zoning district is located on a property across the street from or adjoining a property on which a use is permitted in a SF-5 or more restrictive zoning district is located.

The proposed development is subject to Compatibility standards on all sides of the site. The adjacent properties to the north are zoned SF-3-NP, the lots trigger the 25' compatibility setback. All buildings,

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Mount Zion Baptist Church Family Life Center

parking and drives meet the 25' setback requirement; the retaining wall and the two concrete slabs are the only structures that trigger the waiver request. The site complies with all other compatibility standard requirements, such as lighting, screening, and building height.

PROJECT INFORMATION:

SITE AREA	58,852 square feet	1.3	351 acres
EXISTING ZONING	GR-MU-CO-NP		
WATERSHED	Boggy Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	E 13 th Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	1:1	0.34:1	0.73:1
BUILDING COVERAGE	60%	26.3%	52.5%
IMPERVIOUS COVERAGE	80%	82.7%	79.4%
PARKING	114	140	23
			Total: 163

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GO-MU-CO-NP	Religious Assembly
North	SF-3-NP	Single Family
South	E 13 th St, then SF-3-NP and	Single Family (SF lots)
	GO-MU-CO-NP	Parking (Commercial lots)
East	Harvey Street, then SF-3-NP	Single Family
West	SF-3-NP	Single Family

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
Harvey Street	53'	30'	Local
E 13 th Street	50'	30'	Local

NEIGHBORHOOD ORGNIZATIONS:

African American Cultural Heritage District Business Association

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Austin Parks Foundation

Beyond2ndNature

Bike Austin

Del Valle Community Coalition

East Austin Conservancy

Friends of Austin Neighborhoods

Friends of Emma Barrientos MACC

Preservation Austin

Rosewood Neighborhood Contact Team

SEL Texas

Sierra Club, Austin Regional Group

United East Austin Coalition



Chan & Partners Engineering, LC

4319 James Casey Street, Suite 300 Austin, Texas 78745
Phone (512) 480-8155 Fax (512) 480-8811
TBPE Firm Registration No. F-13013
www.chanpartners.com

March 11, 2016

City of Austin Planning Commission 505 Barton Spring Road Austin, Texas 78704

RE:

MT. ZION BAPTIST CHURCH FAMILY LIFE CENTER

2938 EAST 13TH STREET Compatibility Waiver SP-2015-0303C

To Whom It May Concern:

This letter is to request a waiver from Section 25-2-1063(B) of the Land Development Code. The referenced project, as proposed, would encroach within the 25' setback line along the north property line which is adjacent to an SF-5 or more restrictive use. Specifically, part of the retaining wall on the north of the proposed new building, the concrete slabs at the doorways on the north side of the building, and the concrete pad for the transformer will be in this 25' setback zone. The adjacent land use is single family residential (SF-3).

Due to the topography of the site and to preserve the trees at natural ground along the north property line, it is necessary to have the retaining wall. The top of the retaining wall will remain at the existing ground level viewed from adjacent properties. The concrete slabs are right at the door way of the new building for landing purpose.

Approval of this waiver will not affect storm water runoff and water quality.

Please feel free to contact us should you have any questions regarding this Compatibility Waiver.

Sincerely,

CHAN & PARTNERS ENGINEERING, LLC

John R. King, P.E.

Jen f. King

3-25 ,2016

Mr. Donley Manuel 2947 E14th Street Austin, TX 78702

RE: Mt. Zion Baptist Church

2938 E13th Street

Proposed Family Life Center within Compatibility Setback

Dear Mr. Manuel:

As you may know, we are proposing a new Family Life Center on the east side of our Sanctuary building. On the north side of the Family Life Center adjacent to your property, we are proposing to build a retaining wall. However, because your property is zoned SF-3 (Single Family), we need approval from the Planning Commission in order to build the retaining wall within a 25-foot compatibility setback, which measures 25-foot wide along the property line that divides the church and your property.

One of the best ways to ensure Planning Commission approval is to obtain concurrence from you to not object to the proposed retaining wall being within the 25-foot setback. We are proposing this retaining wall to preserve the trees along the property lines at natural ground and due to topography constraints. The top of the retaining wall will be at existing ground level viewed from your property and there is also adequate screening from bushes and trees along the fence. No part of the new building is in the 25-foot setback.

We sincerely hope that you will not object to our proposed retaining wall being within the 25-foot setback. We need this retaining wall in order to build the Family Life Center.

If this is acceptable, please sign your co	oncurrence below.	Please call me at	512-477-8080
or email me at		estions or commer	
your help on this project.	_		11

Sincerely,

Mt. Zion Baptist Church

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Concurrence: Donley Manuel Owner, 2947 E14th Street 2-2-, 2016

Mr. Williams Zeola 2945 E14th Street Austin, TX 78702

RE:

Mt. Zion Baptist Church

2938 E13th Street

Proposed Family Life Center within Compatibility Setback

Dear Mr. Zeola:

As you may know, we are proposing a new Family Life Center on the east side of our Sanctuary building. On the north side of the Family Life Center adjacent to your property, we are proposing to build a retaining wall. However, because your property is zoned SF-3 (Single Family), we need approval from the Planning Commission in order to build the retaining wall within a 25-foot compatibility setback, which measures 25-foot wide along the property line that divides the church and your property.

One of the best ways to ensure Planning Commission approval is to obtain concurrence from you to not object to the proposed retaining wall being within the 25-foot setback. We are proposing this retaining wall to preserve the trees along the property lines at natural ground and due to topography constraints. The top of the retaining wall will be at existing ground level viewed from your property and there is also adequate screening from bushes and trees along the fence. Also, there will be one concrete slab at the doorway to the new building in the 25-foot setback, but it is only at the doorway and far from the property line. No part of the new building is in the 25-foot setback.

We sincerely hope that you will not object to our proposed retaining wall and the concrete slab being within the 25-foot setback. We need this retaining wall in order to build the Family Life Center.

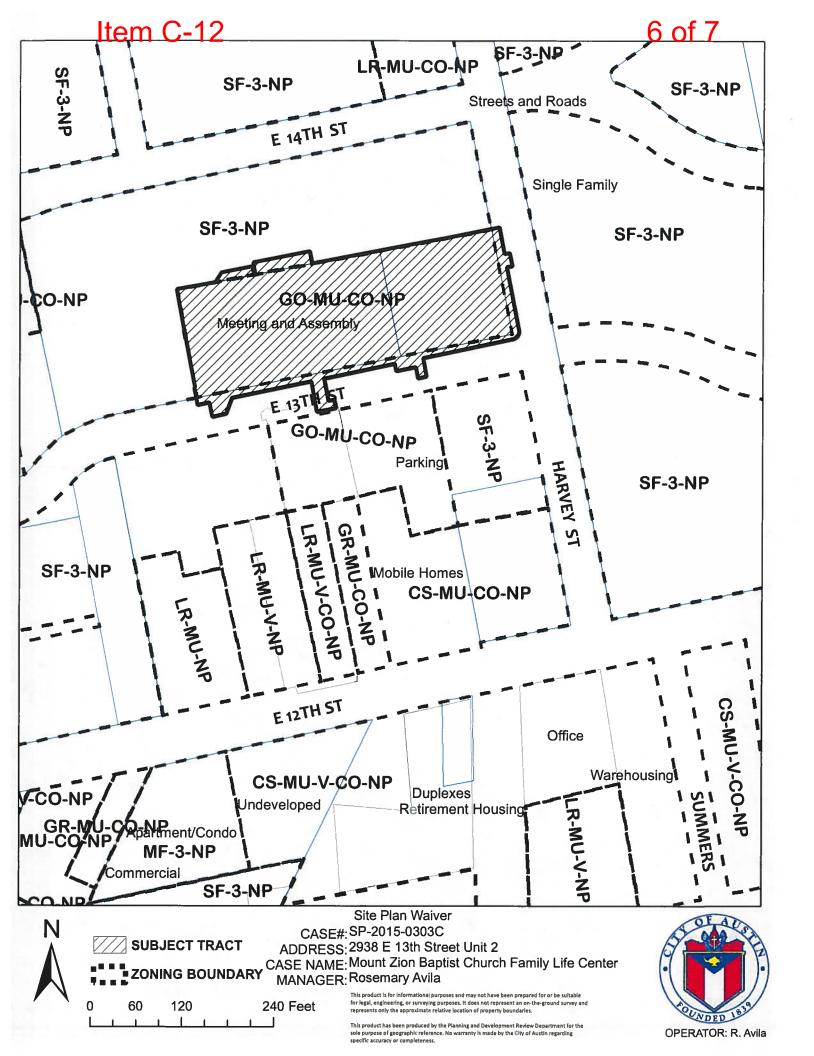
If this is acceptable, please sign your concurrence below. Please call me at 512-552-0678 or email me at mr. michael williams 1951 if you have questions or comments. We appreciate your help on this project. To gmq it. Com

Sincerely,

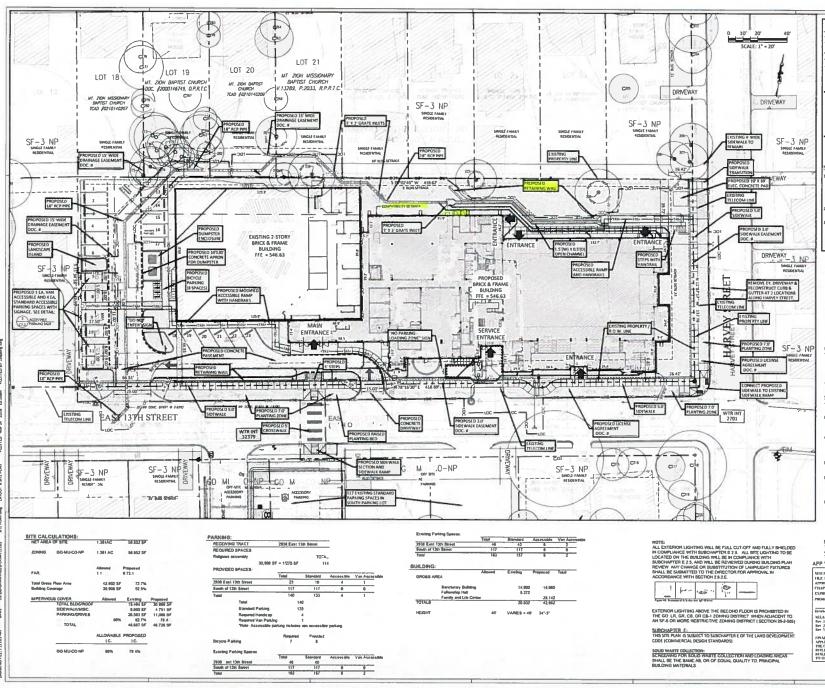
Mt. Zion Baptist Church

Concurrence: Williams Zegla

Owner, 2945 E14th Street



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1010 Ecst 11th Street

www.huparchilests.com

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Wuclord Enginee

Encolech Engineering 8500 Bluthtone Cove. 9-103 Austin. Texas 26759 1: \$12,338,1101

PERMIT SET

MT. ZION BAPTIST CHURCH FAMILY LIFE CENTER 2236 E.S.I. 131H STREET AUSTIN, TEXAS 78702





SITE PLAN

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